



22 BARTRAM ROAD

22 BARTRAM RD, MARLBORO, NJ 07726

\$1,425,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Rare opportunity to own this elegant brick Center Hall Colonial proudly offered for the first time by its original owner and ideally situated on over an acre in a desirable double cul-de-sac location just moments from Marlboro Plaza, NYC transportation, shopping, fine restaurants and top-rated Marlboro schools. This impressive 4-bedroom, 3.5 bath residence offers a thoughtfully designed floor plan perfect for both everyday living and entertaining. A dramatic great room with soaring ceilings, masonry gas fireplace and French doors opens to an incredible fully paved two tier patio creating seamless indoor and outdoor living.

Garage Count: 2 Car Garage,
Sewer: Public,
Pool Description: Pool,
Cooling: Central A/C,
Special Program: Global Luxury,
Water: City Water

\$1,425,000



The gourmet granite kitchen is truly one of a kind featuring dual center islands including one with sink and seating area complemented by a matching granite table, two additional sinks, stainless steel appliances and sliders overlooking the resort style backyard. Formal living and dining rooms are enhanced with gleaming wood floors, decorative columns and bay windows while an additional bonus room provides the perfect office, library or study. Step outside to your own private retreat showcasing an expansive patio with a fully built in outdoor kitchen complete with natural gas grill, burner, Weber grill, refrigerator and gazebo with lighting and canvas enclosure. Enjoy summers in the heated mineral water Gunite pool with waterfall surrounded by tranquil wooded views, a peaceful fishpond with running water and beautifully manicured grounds. Additional features include a new \$30,000 roof, 3/4 finished walkout basement with oversized shower and additional counter with sink, full monitored security system with CCTV and electric fence, underground front and rear sprinkler systems, full house Generac generator, Central Vac system, 2 car side entry garage, oversized paved driveway with Belgian block trim and stunning professional landscaping that creates exceptional curb appeal.



This extraordinary home combines timeless elegance, luxury amenities and an unbeatable Marlboro location all in one spectacular offering.



